



FOR SALE

INDUSTRIAL PROPERTY

870 Arroyo Street, San Fernando, CA

9,920 SF | 0.62 ACRES

ARROYO STREET



LINEAGE
ASSET ADVISORS

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DRE#: 01437048 and 01993108

— LIST PRICE —
\$2,900,000



EXECUTIVE SUMMARY

Lineage Asset Advisors, Inc. is pleased to present 870 Arroyo Street, an industrial property located in San Fernando, CA. This property offers a unique investment opportunity in a highly visible location within a Qualified Opportunity Zone (buyer to verify). The industrial market in San Fernando is experiencing consistent demand, making this an ideal acquisition for owner-users and investors alike.

Note: A portion of the property is located in the City of San Fernando and a portion of the property is located in the City of Los Angeles (buyer to verify)

ADDRESS	870 Arroyo Street, San Fernando, CA 91340
APNs (two lots)	2524-001-036 & 2524-001-037
TYPE	Industrial
STORIES	1
ZONING	M2 Industrial
PARKING	Approx. 30 Unstriped Surface Spaces
OCCUPANCY	0% (Property Delivered Vacant)

AERIAL

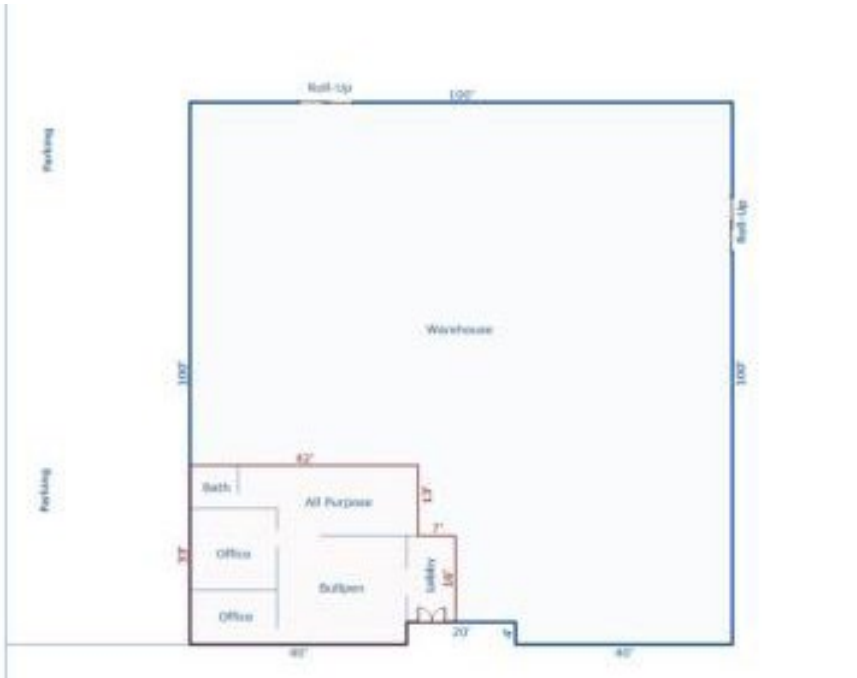
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ARROYO STREET



BUILDING FEATURES

BUILDING DETAILS



0.62
Acres | 27,200 SF
Land Area



0%
Occupancy



1
Number of
stories



14'
Approx. ceiling
height



2
Ground-level
roll-up doors



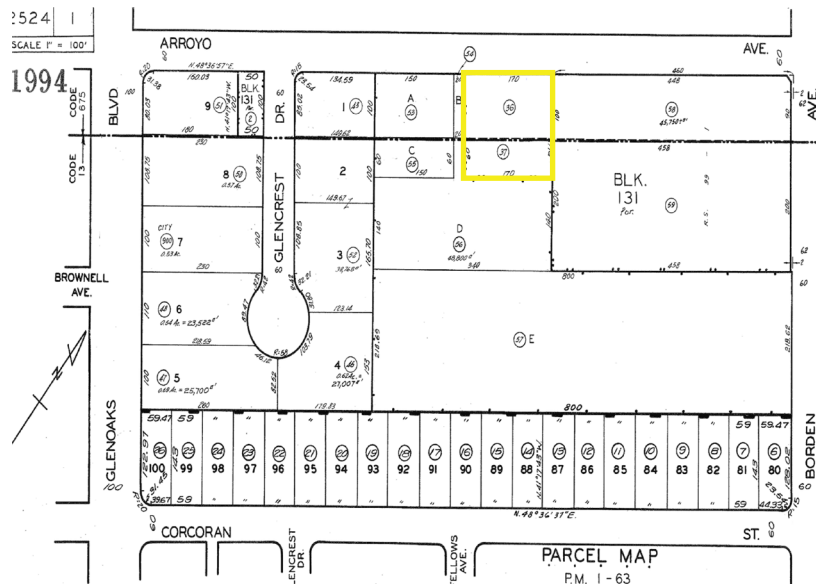
M2
Area
zoning



1960
Year built



9,920 SF
Building size



ROOF SYSTEM

Mansard-style wood frame with roll composition cover

TENANCY

Single or multi-tenant

CONSTRUCTION

Concrete block

OPPORTUNITY ZONE

Property located in a Qualified Opportunity Zone (buyer to verify)

VISIBILITY

High visibility along Arroyo Street

WAREHOUSE & OFFICE

Approximately 85% warehouse and 15% office with two shop and two office restrooms

POWER

100 amps, 3phase & 100 amp single pole 120v/220v

CODE 13 675

TRACT NO. 31112
M.B. 807-30-32

TRACT NO. 19498
M.B. 578-33-34

THE MACLAY RANCHO
EX MISSION OF SAN FERNANDO
M.R. 37-5-16

MARKET OVERVIEW



San Fernando, CA, is a strategic investment location within the Greater Los Angeles area, known for its robust industrial market. Situated in the heart of the San Fernando Valley, the city benefits from excellent connectivity via I-5, I-405, and SR-118, supporting strong logistics and distribution operations.

KEY POINTS FOR INVESTORS:

INDUSTRIAL DEMAND: High demand for industrial properties, driven by proximity to Los Angeles and established local industries.

OPPORTUNITY ZONE (BUYER TO VERIFY): Offers tax incentives for long-term investors.

ACCESS TO MAJOR MARKETS: Positioned 23 miles from downtown Los Angeles and near Burbank and Glendale, ideal for businesses needing regional reach.

WORKFORCE AVAILABILITY: Supported by a skilled labor pool and educational institutions like Los Angeles Mission College.

BUSINESS-FRIENDLY ENVIRONMENT: Competitive real estate prices and support for enterprises make San Fernando appealing for growth-focused investment.

San Fernando's strategic location and thriving industrial landscape make it a prime choice for investors seeking growth and logistical advantages.

2024 SUMMARY	1 MILE	3 MILE
Population	25,809	205,732
Households	6,140	51,542
Median Age	35.5	36.5
Average HH Income	\$110,746	\$108,154
Daytime Employment	10,803	51,925

INVESTMENT HIGHLIGHTS

This property at 870 Arroyo Street presents significant opportunities for investors, owner-users, and developers. The San Fernando industrial market continues to show steady demand, bolstered by limited new supply in the area, positioning properties like this for strong future growth. The property boasts an excellent location with high visibility, strong demand for industrial and flex space, and convenient access to critical thoroughfares and freeways in Los Angeles. Additionally, it features good parking with approximately 30 spaces (to be confirmed) and is located with a Qualified Opportunity Zone (buyer to verify), offering potential tax incentives.





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CONFIDENTIALITY DISCLAIMER & EXCLUSIVE AGENCY

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at the 870 Arroyo Street, San Fernando, California (Property). It has been prepared by Lineage Asset Advisors. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner and Lineage Asset Advisors. The material is based in part upon information supplied by the Owner and in part upon information obtained by Lineage Asset Advisors from sources it deems reliable. Neither Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.